

T-585

Margaret Wells House
St. Michaels
private

c. 1850-1875

Construction of the Margaret Wells house is estimated to date to the third quarter of the nineteenth century during the ownership of Hugh Marshall, who purchased this lot along with the adjacent corner lot facing Locust Street in 1846 from John Leaverton. At the estate settlement of Hugh Marshall in 1874, "Lot 21" was described as, "...a lot and two houses on the corner of Carpenter's Alley and Locust Street." The estate trustees, H. H. Goldsborough and William G. Roberts sold the property to John Jefferson in 1874. Margaret E. Wells acquired part ownership of the house in 1963 with Agnes Alverta Bailey who had acquired the house in 1923.

With its two-bay elevation and center chimney plan, the two-story frame house carries a different appearance than many St. Michaels dwellings from the same period.

Maryland Historical Trust State Historic Sites Inventory Form

Survey No. T-585

Magi No. 2105855504

DOE yes no

1. Name (indicate preferred name)

historic

and/or common Margaret Wells House

2. Location

street & number 107 Carpenter Street not for publication

city, town St. Michaels vicinity of congressional district First

state Maryland county Talbot

3. Classification

Category	Ownership	Status	Present Use
<u> </u> district	<u> </u> public	<u> </u> occupied	<u> </u> agriculture <u> </u> museum
<u> </u> building(s)	<u> </u> private	<u> </u> unoccupied	<u> </u> commercial <u> </u> park
<u> </u> structure	<u> </u> both	<u> </u> work in progress	<u> </u> educational <u> </u> private residence
<u> </u> site	Public Acquisition	Accessible	<u> </u> entertainment <u> </u> religious
<u> </u> object	<u> </u> in process	<u> </u> yes: restricted	<u> </u> government <u> </u> scientific
	<u> </u> being considered	<u> </u> yes: unrestricted	<u> </u> industrial <u> </u> transportation
	<u> </u> not applicable	<u> </u> no	<u> </u> military <u> </u> other:

4. Owner of Property (give names and mailing addresses of all owners)

name John C. and Margaret E. Wells

street & number 107 Carpenter St. telephone no.:

city, town St. Michaels state and zip code MD 21663

5. Location of Legal Description

courthouse, registry of deeds, etc. Talbot Co. Clerk of Court liber 391

street & number Talbot County Courthouse folio 668

city, town Easton state MD.

6. Representation in Existing Historical Surveys

title

date federal state county local

depository for survey records

city, town state

7. Description

Survey No. T-585

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The Margaret Wells house is located at 107 Carpenter Street in the center of St. Michaels, Talbot County, Maryland. The two-story, two-bay frame house faces south with the principal gable oriented on an east/west axis. Supported by a minimal brick foundation, the asbestos shingled house is covered by a medium pitched roof of asphalt tiles. Attached to the back of the house is a single-story one room plan kitchen wing.

The south (main) facade is an uneven two-bay elevation with the entrance fixed in the east bay and a six-over-six sash window to the west. Louvered shutters flank the window and the front door is framed by sidelights and a transom. Stretching across the first floor is a chamfered post front porch with a simple spindle brackets and a square baluster handrail. The second floor is lighted by two six-over-six sash windows. The base of the roof is finished with a boxed cornice with a crown molding. A narrow brick chimney partially covered in stucco protrudes through the center of the house.

The west gable end has two six-over-six sash windows on each floor. The eaves are slightly extended, and short returns finish the base of the roof. The east gable end is an uninterrupted asbestos shingled wall.

Partially covering the north (back) side of the house is a single-story one-room plan kitchen covered by a steeply pitched asphalt shingle roof. A stuccoed brick chimney rises from the gable end of the kitchen, and a shed roofed room extends from the north wall. The east and west side of the kitchen are marked by six-over-six sash windows, and a partially glazed side door pierces the west side as well.

The interior of this house has not been surveyed.

8. Significance

Survey No. T-585

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

SIGNIFICANCE

The Margaret Wells house is a modest two-story frame house that dates to the third quarter of the nineteenth century. With its two-bay elevation and center chimney plan, the frame house is somewhat different than the rest of St. Michaels dwellings, and therefore provides an interesting contrast.

HISTORY AND SUPPORT

Construction of the Margaret Wells house is estimated to date to the third quarter of the nineteenth century during the ownership of Hugh Marshall, who purchased this lot along with adjacent corner lot facing Locust Street in 1846 from John Leaverton. (60/70) At the estate settlement of Hugh Marshall, "Lot 21" probably included the corner lot and Locust Street as well as this Carpenter Street Lot. The estate description detailed the town property as, "a lot and two houses on the corner of Carpenter's Alley and Locust Street." (Chancery Court Records, 12/415) The estate trustees, H. H. Goldsborough and William G. Roberts sold the property to John Jefferson in 1874. (80/429) Margaret E. Wells acquired part ownership of the house in 1963 with Agnes Alverta Bailey who had purchased the property as early as 1923. (196/93)

9. Major Bibliographical References

Survey No. T-585

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A

--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

B

--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

C

--	--	--	--	--	--	--	--	--	--

D

--	--	--	--	--	--	--	--	--	--

E

--	--	--	--	--	--	--	--	--	--

F

--	--	--	--	--	--	--	--	--	--

G

--	--	--	--	--	--	--	--	--	--

H

--	--	--	--	--	--	--	--	--	--

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Paul Touart - Architectural Historian

organization Historic St. Michaels

date 2/26/87

street & number

telephone

city or town St. Michaels

state MD. 21663

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

YEAR: 1964 VOL: 391 PAGE: 668

FROM : William Reddie and Janes S Reddie PRICE:

TO : Margaret E Wells and John C Wells

NOTES: On the N side of Carpenter St adjoining the lot of Richard S Dodson which he purchased from Thomas J Porter and the property formerly belonging to Clayton Willis with a frontage on Carpenter Street of 60 feet and running N 60 feet. This lot is part of original (1804) lot number 21.

Conveyed to William Reddie by Margaret E Wells and John C Wells 1964, 391/666.

YEAR: 1964 VOL: 391 PAGE: 666

FROM : Margaret E Wells nd John C Wells PRICE:

TO : William Reddie

NOTES: Same description. Title clearance.

Conveyed to Margaret E Wells and Agnes Alverta Bailey by William Reddie 1963, 385/47. Agnes Alverta Bailey is dcd. Margaret E Wells is her heir.

YEAR: 1963 VOL: 385 PAGE: 47

FROM : William Reddie and Jane S Reddie PRICE:

TO : Margaret E Wells and Agnes Alverta Bailey

NOTES: Same description.

Conveyed to William Reddie by Agnes Alverta Bailey and James LeRoy Green 1963, 385/45.

YEAR: 1963 VOL: 385 PAGE: 45

FROM : Agnes Alverta Bailey and James LeRoy Green PRICE:

TO : William Reddie

NOTES: Same description.

Conveyed to Agnes Alverta Bailey and James LeRoy Green by William Reddie 1944, 259/133.

YEAR: 1944 VOL: 259 PAGE: 133

FROM : William Reddie PRICE:

TO : Agnes Alverta Bailey and James LeRoy Green

NOTES: Same description. Conveyed to William Reddie by Agnes Alverta Bailey for the purpose of adding her nephew James LeRoy Green. 1944, 259/132.

YEAR: 1944 VOL: 259 PAGE: 132

FROM : Agnes Alverta Bailey PRICE:

TO : William Reddie

NOTES: Same description. For purpose of ading her nephew James LeRoy Green to the deed.

Conveyed to Agnes Alverta Bailey by John S McDaniel 1923, 196/93.

YEAR: 1923 VOL: 196 PAGE: 93

FROM : John S McDaniel and Florence C McDaniel PRICE: \$175+mort

TO : Agnes Alverta Bailey

NOTES: Same description. Mortgage was for \$275 to Citizens Bank of St Michaels 1912, 161/496.

Conveyed to John S McDaniel by Robert D Wales 1919, 182/74.

YEAR: 1919 VOL: 182 PAGE: 74

FROM : Robert D Wales and wife PRICE:

TO : John S McDaniel

NOTES: Same description. The lot is 60 x 60.

Conveyed to Robert D Wales by Charles W Tarbutton 1912, 161/495. The mortgage dates from this year.

YEAR: 1912 VOL: 161 PAGE: 495

FROM : Charles W Tarbutton PRICE: \$375

TO : Robert D Wales

NOTES: Same description.

Charles W Tarbutton inherited the property from his mother, Amanda E Tarbutton (nee Jefferson). Amanda inherited as the only child of her father, John Jefferson. John Jefferson bought the property at a trustees' sale of the real estate of Hugh Marshall.

Conveyed to John Jefferson by H. H. Goldsborough, trustee 1874, 80/429.

YEAR: 1874 VOL: 80 PAGE: 429

FROM : H H Goldsborough and William G Roberts, trustees PRICE: \$151

TO : John Jefferson

NOTES: Public Auction. The lot is identified in the sale as "lot number 3". The proceedings of the Chancery Court are recorded in 1876, 12/415. The case is very long and involves 11 pieces of property. There is some confusion as the lot number three is not previously identified in the listing of Marshall's lots. It may have been included in "a lot and two houses on the corner of Carpenter's Alley and Locust Street"; Hugh Marshall purchased the corner lot on Carpenters and Locust (Survey No. T-563) from John Leaverton in 1846, 60/76, the deed referring to a "framed house and lot". The lot was approximately 60 x 120 (on Carpenter Street) and would be lot 21, with the adjacent lot being number 22 on Carpenter Street. If Hugh Marshall buys "a frame house and lot" in 1846 and his estate sells TWO houses and two lots in 1874, it would place the erection of the Wells house between 1846 and 1874 while the lot was in the possession of Hugh Marshall.

The chain-of-title would follow that of T-563 (Mrs. Marshall - Locust St) back through Mary Ann Ash, John Harrison, Joseph Harrison and the Harrison's of "Joseph's Lot".

ST MICHAELS

ST. MICHAELS DIST. TALBOT CO.

ST. MICHAEL'S BUSINESS REFERENCES,

DODSON, Dealer in Drugs, Medicines, Chemicals, Fine Toilet Soap, Fancy Hair and Tooth Brushes, Perfumery and Fancy Toilet Articles, Cakes, Shoulder-Braces, Grass and Garden Seeds, Fine Wines and Liquors for Medicinal purposes, Oils, Varnishes and Dye Stuffs, Letter Paper, Pens, Ink, Envelopes, Glass, Putty, Carbon Oil, Stoves, Chimneys, &c. Physicians' Prescriptions carefully Compounded.

HADDAWAY, Insurance Agent and Conveyancer.

W. DEAN, Collector of Claims, Real Estate Agent and Conveyancer.

EDDYOTT, Carpenter, Contractor and Builder, Shop at St. Michael's.

ED H. HAMBLETON, Carpenter and Builder, Shop at St. Michael's.

ES B. HARRISON, Real Estate Agent and Collector of

SPAR, Justice of the Peace and Collector.

SMITHMAN, Boot and Shoemaker. First class work done on short notice. Repairing promptly and neatly done.

S. HAMBLETON, Proprietor of "Hambleton's Mechanical Shop." Blacksmithing, Wheelwrighting, and all work appertaining thereto. In-
dicate Machinery carefully repaired. Farming
implements on hand, and made to order at short
notice. Carriage Repairing, Trimming and Painting
Specially.

WILLIAM CAULK, Physician and Surgeon.

JAMES SMITH, Physician and Surgeon, Office
and Residence near St. Michael's.

LIAM S. HARRISON, Blacksmith and
Wagon Maker. Repairing promptly and neatly
done. Shop in Broad Creek Neck.

NEAVITT & CO., Dealers in Dry Goods,
Notions, Hats, Caps, Boots, Shoes, &c. Store in
Broad Creek Neck.

N. T. HARRINGTON, Proprietor of "Wil-
liams House," Newly furnished and fitted. Table
carefully catered for. All the luxuries of the sea-
son. Ample Stable Accommodations. Charges
moderate.

NIEL J. KILMAN, Carriage Maker and Dealer
in all kinds of Wagons.

ORGE W. COLLINS, Tinner. Worker in Tin,
Sheet Iron, &c. Also Dealer in Stoves and Tin,
and Sheet Iron ware of every description.

E. BLADES, Carpenter, Contractor, and Builder.
Persons having work in this line will do well to see
him before contracting.

SEPH HERGERSHEIMER, Ship Builder.
Repairing of all kinds promptly and neatly done.

IVER FAIRBANK, Boot and Shoemaker. Is
skilful in his profession. Those wanting first class
work done will do well to patronize him.

ARRISON & RICHARDSON, Carriage Ma-
kers. All work warranted. Repairing promptly
and neatly done.

J. HOLLAND, Butcher and Dealer in Fresh
Meats of all kinds. Shop on Talbot Street.

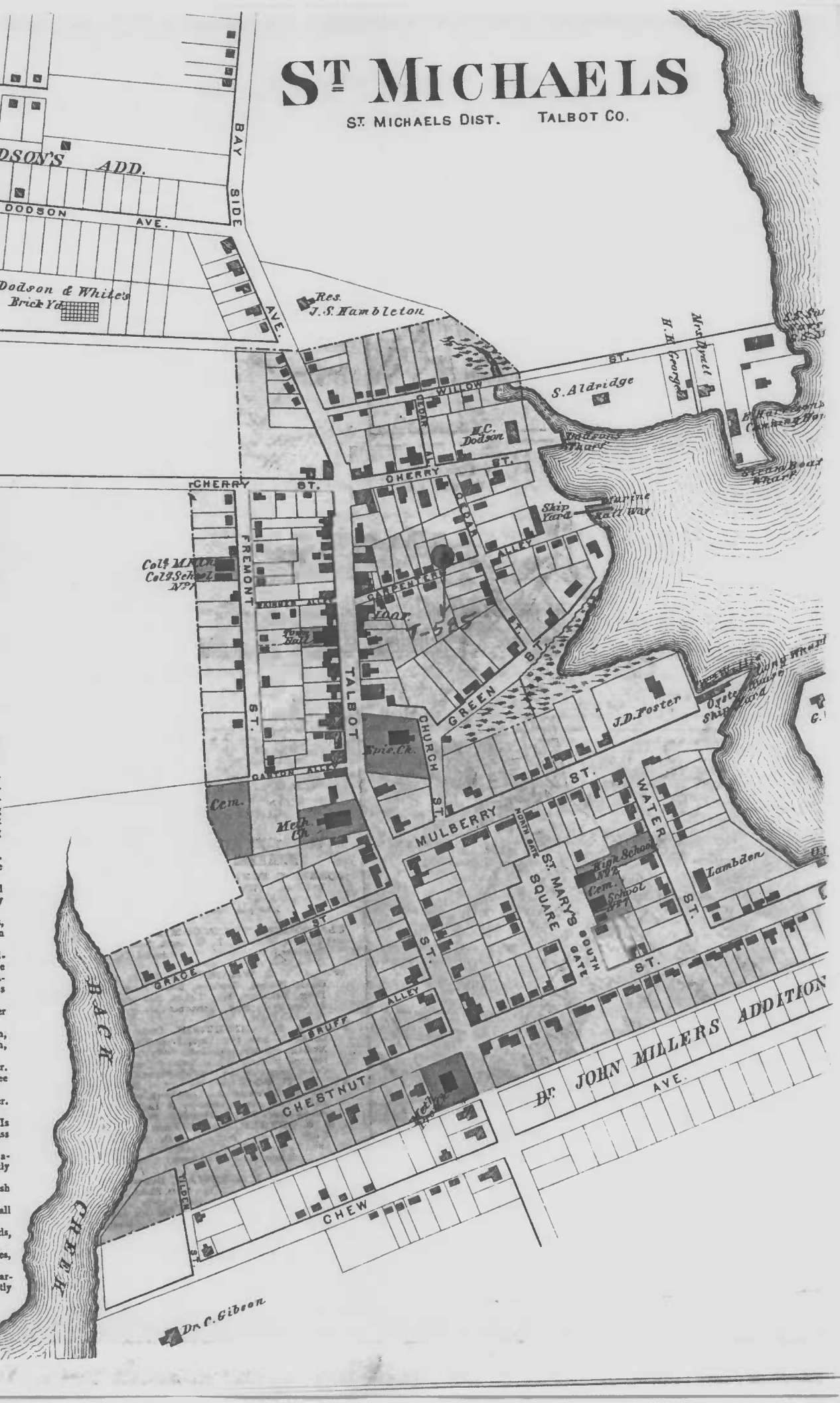
PT. C. P. LEONARD, Freighter of Grain of all
kinds.

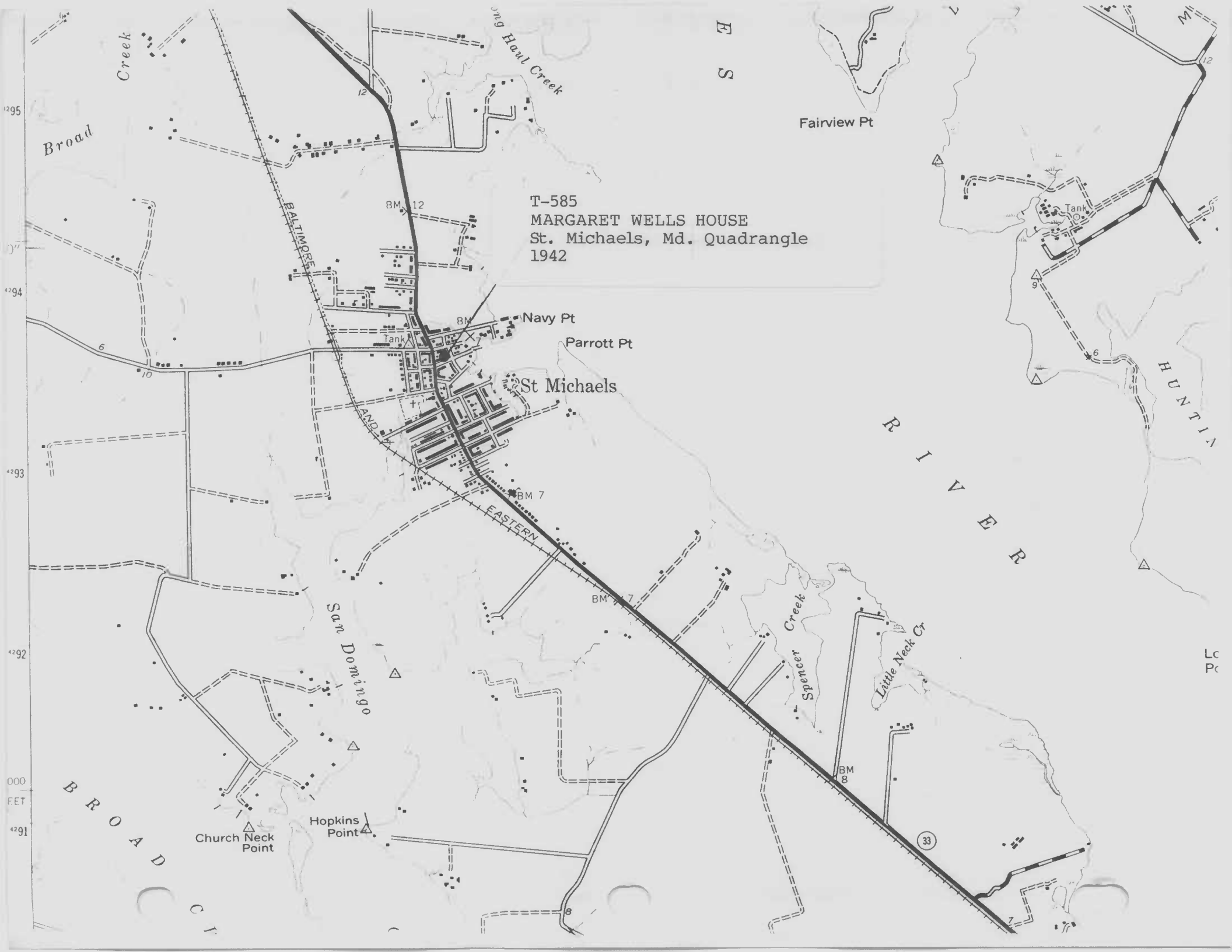
OMA, Dealer in Dry Goods,
eries, Cigars, Tobacco, &c.

EM, Dealer in Groceries,
es &c.

S. KILMAN, Carriage Maker and Dealer in Car-
riages, Wagons, &c. Repairing promptly and neatly
done.

A. DODSON Physician and Surgeon.







JOHN WELLS HOUSE

T-585

St. Michaels, Talbot Co., Md.

South elevation

10/86, Paul Touart, photographer

Neg./Md. Historical Trust



JOHN WELLS HOUSE

T-585

St. Michaels, Talbot Co., Md.

Kitchen wing, west elevation

10/86, Paul Touart, photographer

Neg./Md. Historical Trust